

**DODGE COUNTY LAND RESOURCES AND PARKS COMMITTEE
MINUTES
August 17, 2020**

The Dodge County Land Resources and Parks Committee met on August 17, 2020 at 7:00 p.m. on the 1st Floor of the Administration Building, Juneau, Wisconsin.

Chairman Schaefer called the meeting to order. Roll Call was taken. Members present were Allen Behl, Mary Bobholz, Tom Schaefer, Travis Schultz and Larry Schraufnagel (by phone). The staff present at the request of the Chairman was Joseph Giebel.

Other County Board members in attendance: **None**

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Giebel noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

TOWN REZONING REQUESTS

Richard and Penny Yelk – Part of the SW ¼ of the NE ¼, Section 18, Town of Lowell, Dodge County, Wisconsin, located west of W9860 County Road GG. Petition to rezone 3-acres of land under the Town of Lowell Zoning Ordinance, from the AG1 General Agriculture Zoning District to the RC1 Rural Cluster Residential Zoning District has been submitted by the Town of Lowell Town Board to the Dodge County Board of Supervisors for approval to allow for the creation of a 3-acre lot at this location.

Motion by Mary Bobholz to submit a favorable recommendation to the County Board of Supervisors on the petition to rezone 3-acres of land under the Town of Lowell Zoning Ordinance, from the AG1 General Agriculture Zoning District to the RC1 Rural Cluster Residential Zoning District.

Second by Travis Schultz Vote 5-0 Motion carried.

The hearing procedures were read into the record.

PUBLIC HEARING

Shane and Amanda Ziegel, agents for Steven and Loretta Tillema – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the construction of a nonfarm single family residence within the A-1 Prime Agricultural Zoning District. The property is located in part of the SW ¼ of the NW ¼, Section 19, T13N, R13E, Town of Fox Lake.

Motion by Mary Bobholz to approve the conditional use permit request to allow for the construction of a nonfarm single family residence within the A-1 Prime Agricultural Zoning District subject to the following conditions:

1. Only one single family residential unit may be constructed on the lot unless this lot is successfully rezoned into a zoning district which allows additional residential units;
2. The owner and subsequent owners of this non-farm residence hereby agree to comply with Subsection 9.2, Right to Farm provisions of the Dodge County Land Use Code and

that they will not cause unnecessary interference with adjoining farming operations producing agricultural products and using generally accepted agricultural practices, including access to active farming operations;

3. A County Land Use and Sanitary permit will be required for the construction of a residence and a septic system on this site prior to beginning construction.
4. The decision of the Committee shall expire one year after the decision is filed with the Department unless construction has been diligently pursued, a Certificate of Zoning Compliance has been issued, the use is established, or the Conditional Use Permit is renewed, for a period not to exceed one year.
5. The Conditional Use Permit shall also expire upon termination of a project or if the rights granted by the permit are discontinued for 180 consecutive days.

Second by Allen Behl

Vote 5-0

Motion carried.

PUBLIC HEARING

New Frontier Land Surveying, agent for F-AN-D LLC – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 4-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the SW ¼ of the NW ¼, Section 33, Town of Elba, the site address being N2755 County Road T.

Motion by Mary Bobholz to approve the conditional use permit to allow for the creation of an approximate 4-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District subject to the following conditions:

1. The applicant shall obtain the required land division approvals for the proposed lot from the County and local municipalities if required, prior to the creation of these lots;
2. The proposed non-farm residential lot shall not exceed 15-acres in area unless the lot is successfully rezoned out of the A-1 Prime Agricultural Zoning District;
3. Only one single family residential unit may be located on the proposed non-farm residential lot unless this lot is successfully rezoned into a zoning district which allows additional residential units;
4. The acreage of the proposed non-farm residential lot shall count towards the total non-farm residential acreage that can be created from the base farm tract for this property;
5. A "Notice of Zoning Limitations" document shall be recorded with the Dodge County Register of Deeds Office for the following parcels which make up the "base farm tract" which notifies the potential buyers of these parcels that there may be limitations as to the number of new lots that can be created from this base farm tract:
 - o 014-1013-3323-000; 014-1013-3322-000; 014-1013-3211-000; 014-1013-3214-000 014-1013-3212-000; 014-1013-3213-001; 014-1013-3324-000; 014-1013-3321-000; 014-1013-2843-000;
6. The owner and subsequent owners of this non-farm residential lot hereby agree to comply with Subsection 9.2, Right to Farm provisions of the Dodge County Land Use Code and that they will not cause unnecessary interference with adjoining farming operations producing agricultural products and using generally accepted agricultural practices, including access to active farming operations;
7. The decision of the Committee shall expire one year after the decision is filed with the Department unless construction has been diligently pursued, a Certificate of Zoning Compliance has been issued, the use is established, or the Conditional Use Permit is renewed, for a period not to exceed one year.

8. The Conditional Use Permit shall also expire upon termination of a project or if the rights granted by the permit are discontinued for 180 consecutive days.

Second by Larry Schraufnagel Vote 5-0 Motion carried.

PUBLIC HEARING

Philip and Cynthia Konkel – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow the construction of an approximate 90' high self-supporting tower on this site for broadband use. The property is located in part of the SW ¼ of the NE ¼, Section 34, Town of Lebanon, the site address being N286 Wiley Road.

Motion by Allen Behl to lay over a decision on this conditional use permit request to the September 14, 2020 Committee meeting at 7:00 PM to allow the Committee time to review the site and the e-mail correspondence that was received at the hearing.

Second by Travis Schultz Vote 5-0 Motion carried.

OTHER BUSINESS

1. The minutes from the August 3, 2020 meeting were reviewed by the Committee.

Motion by Mary Bobholz to approve the minutes with the correction as stated on page 2.

Second by Travis Schultz Vote: 5-0 Motion carried.

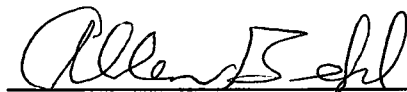
2. No Committee Member Reports

3. No additional per diems.

Motion by order of the chairman to adjourn the meeting.

Meeting adjourned at 8:15 PM.

Respectfully Submitted,



Allen Behl, Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.